COMMUNITY DEVELOPMENT
DISTRICT

January 11, 2023
REGULAR MEETING
AGENDA

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Windward at Lakewood Ranch Community Development District OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Phone: (561) 571-0010 Toll-free: (877) 276-0889 Fax: (561) 571-0013

January 4, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Windward at Lakewood Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Regular Meeting on January 11, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240. The agenda is as follows:

- 1. Call to Order/Roll Call
- 2. Public Comments: Agenda Items (limited to 3 minutes per individual)
- 3. Acceptance of Unaudited Financial Statements as of November 30, 2022
- 4. Approval of December 14, 2022 Regular Meeting Minutes
- 5. Staff Reports

A. District Counsel: Vogler Ashton, PLLC

B. District Engineer: *Stantec*

C. District Manager: Wrathell, Hunt and Associates, LLC

NEXT MEETING DATE: February 8, 2023 at 11:30 AM

QUORUM CHECK

SEAT 1	JOHN LEINAWEAVER	IN PERSON	PHONE	☐ No
SEAT 2	SANDY FOSTER	IN PERSON	PHONE	No
SEAT 3	Dale Weidemiller] In Person	PHONE	No
SEAT 4	PETE WILLIAMS	IN PERSON	PHONE	☐ No
SEAT 5	JOHN BLAKELY	IN PERSON	PHONE	□No

- 6. Board Members' Comments/Requests
- 7. Public Comments: Non-Agenda Items (limited to 3 minutes per individual)
- 8. Adjournment

Board of Supervisors Windward at Lakewood Ranch Community Development District January 11, 2023, Regular Meeting Agenda Page 2

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094

Sincerely,

Chesley (Chuck) E. Adams, Jr.

OPE. Adam

District Manager

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS UNAUDITED NOVEMBER 30, 2022

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS NOVEMBER 30, 2022

			Debt		Debt	Capital	Capital	
			Service		Service	Projects	Projects	Total
	Gene		Fund		Fund	Fund	Fund	Governmental
	Fur	<u>ıd</u>	Series 2020	<u>) :</u>	Series 2022	Series 2020	Series 2022	Funds
ASSETS								
Cash	\$ 63	3,072	\$	-	\$ -	\$ -	\$ -	\$ 63,072
Investments								
Reserve		-	88,879		418,294	-	-	507,173
Prepayment		-	267,364		-	-	-	267,364
Revenue		-	4,671	1	22	-	-	4,693
Construction		-	•	-	-	3,317,225	3,472,337	6,789,562
Due from general fund		-	135,611	1	434,576	-	-	570,187
Deposits		25		-	-	-	-	25
Undeposited funds		,548	72,360		-			936,908
Total assets	\$ 927	7,645	\$ 568,885	<u> </u>	\$ 852,892	\$3,317,225	\$ 3,472,337	\$ 9,138,984
LIABILITIES								
Liabilities:								
Accounts payable	\$ 83	3,726	\$	- 1	\$ -	\$ -	\$ -	\$ 83,726
Retainage payable		-		-	-	625,762	65,195	690,957
Due to debt service fund 2020	135	5,611		-	-	-	-	135,611
Due to debt service fund 2022	434	1,576		-	-	-	-	434,576
Developer advance	(6,000		-	-	-	-	6,000
Total liabilities	659	9,913			-	625,762	65,195	1,350,870
FUND BALANCES								
Restricted for:								
Debt service		_	568,885	5	852,892	_	-	1,421,777
Capital projects		-	<i>.</i>	-	, <u>-</u>	2,691,463	3,407,142	6,098,605
Unassigned	267	7,732		-	-	-	-	267,732
Total fund balances		7,732	568,885	5	852,892	2,691,463	3,407,142	7,788,114
Total liabilities and fund balances	\$ 927	7,645	\$ 568,885	<u> </u>	\$ 852,892	\$ 3,317,225	\$ 3,472,337	\$ 9,138,984

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE PERIOD ENDED NOVEMBER 30, 2022

Revenues			Current Month		Year to Date		Budget	% of Budget
Assessment lewy: off-roll Interest and miscellaneous Total revenues 32,872 140,412 200% Own Total revenues EXPENDITURES Professional & administrative Supervisors 1,000 2,000 12,800 16% Management Accounting/recording 4,000 8,000 48,000 16% Management Accounting/recording 4,000 8,000 48,000 17,000 0% Consider Accounting Accounting 1,000 2,000 12,800 16% Management Accounting Accounting 1,000 2,000 12,800 16% Management Accounting Account		¢	26.496	¢.	26.496	φ	644.000	40/
Transparent Transparent	•	Ф		Ф		Ф		
Total revenues			522,072		522,072			
Professional & administrative Supervisors 1,000 2,000 12,800 16% Management/accounting/recording 4,000 8,000 48,000 17% Field management - - - 10,000 0% 0% 0% 0% 0% 0% 0%			349.358		349.358			
Supervisors							,	
Supervisors 1,000 2,000 12,800 16% Management/accounting/recording 4,000 8,000 48,000 17% Field management - - 10,000 0% Debt service fund accounting - - 5,500 0% Legal 1,988 1,988 20,000 10% Engineering 1,450 1,450 20,000 17% Audit - - 5,000 0% Arbitrage rebate calculation - - 750 0% Dissemination agent 167 333 2,000 17% Tustee 4,031 4,031 6,000 67% Tistephone 16 33 2,000 17% Postage - - 500 0% Legal advertising 206 2,000 10% Annual special district fee - 175 175 10% Insurance - 5,375 5,500 9%	EXPENDITURES							
Management/accounting/recording 4,000 8,000 48,000 17% Field management - - 1,000 0% Debt service fund accounting - - 5,500 0% Legal 1,988 1,988 20,000 1% Engineering 1,450 1,450 20,000 1% Audit - - 5,000 0% Arbitrage rebate calculation - - 5,000 0% Dissemination agent 167 333 2,000 17% Trustee 4,031 4,031 6,000 67% Telephone 16 33 200 17% Postage - - 500 0% Legal advertising 206 206 200 10% Insurance - 175 155 5,500 98% Contingencies/bank charges - - 750 0% Miscellaneous - - 750 <	Professional & administrative							
Field management	•						,	
Debt service fund accounting - - 5,500 0% Legal 1,988 1,988 20,000 10% Engineering 1,450 20,000 7% Audit - - - 5,000 0% Dissemination agent 167 333 2,000 17% Trustee 4,031 4,031 6,000 67% Trustee 16 33 2,000 17% Postage - - 500 0% Legal advertising 206 206 200 10% Insurance - 175 175 100% Insurance - 175 175 100% Miscellaneous - 5,375 5,500 98% Contingencies/bank charges - - 500 9% Website - - 500 9% Website - - 500 9% Total professional & administrative			4,000		8,000			
Engal	•		-		-			
Engineering			-		-			
Audit - 5,000 0% Arbitrage rebate calculation - 750 0% Dissemination agent 167 333 2,000 17% Trustee 4,031 4,031 6,000 67% Telephone 16 33 200 17% Postage - - 500 0% Legal advertising 206 206 2,000 10% Annual special district fee - 175 175 10% Insurance - 5,375 5,500 9% Contingencies/bank charges - - 750 0% Miscellaneous - - 750 0% Website - - 750 0% ADA website compliance - - 210 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16%								
Arbitrage rebate calculation - - - 750 0%			1,450		1,450			
Dissemination agent 167 333 2,000 17% Trustee 4,031 4,031 6,000 67% Telephone 16 33 200 17% Postage - - 500 0% Legal advertising 206 206 2,000 10% Annual special district fee - 175 175 100% Insurance - 5,375 5,500 9% Miscellaneous - - 750 0% Miscellaneous - - 750 0% Website - - 705 0% ADA website compliance - - 210 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance - - 5,000 0% Wettand monitoring contract			-		-			
Trustee 4,031 4,031 6,000 67% Telephone 16 33 200 17% Postage - - - 500 0% Legal advertising 206 206 2,000 10% Annual special district fee - 175 175 10% Insurance - 5,375 5,500 98% Contingencies/bank charges - - 750 0% Miscellaneous - - - 750 0% Website - - - 705 0% ADA website compliance - - - 705 0% Website - - - 705 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Wellauf monitoring contract 19,375 110,000			167		222			
Telephone	——————————————————————————————————————		_					
Postage								
Legal advertising 206 206 2,000 10% Annual special district fee - 175 175 10% Insurance - 5,375 5,500 98% Contingencies/bank charges - - 750 0% Miscellaneous - - 500 0% Website - - 705 0% ADA website compliance - - 210 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance contract 10,941 14,467 210,000 7% Irrigation system maintenance 10,941 14,467 <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td></td>			-		-			
Annual special district fee - 175 175 100% Insurance - 5,375 5,500 98% Contingencies/bank charges - - 750 0% Miscellaneous - - 500 0% Website - - 705 0% ADA website compliance - - 210 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation pump maintenance - - <td< td=""><td></td><td></td><td>206</td><td></td><td>206</td><td></td><td></td><td></td></td<>			206		206			
Insurance	· ·		-					
Contingencies/bank charges - - 750 0% Miscellaneous - - 500 0% Website - - 500 0% ADA website compliance - - 210 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance contract 10,941 14,467 210,000 7% Irrigation system maintenance - - 5,000 0% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance -	· · · · · · · · · · · · · · · · · · ·		_		_			
Miscellaneous - - 500 0% Website - - 705 0% ADA website compliance - - 210 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - <td></td> <td></td> <td>_</td> <td></td> <td>-</td> <td></td> <td></td> <td></td>			_		-			
ADA website compliance - - 2 10 0% Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - 5,000 0% Effluent			-		-		500	0%
Property appraiser & tax collector 397 397 12,812 3% Total professional & administrative 13,255 23,988 153,402 16% Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fuitville road cleanup 2,555 5,452 - N/A Hurricane/storm cleanup </td <td>Website</td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td>705</td> <td>0%</td>	Website		-		-		705	0%
Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 7% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000	ADA website compliance		-		-		210	0%
Field Operations Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8	Property appraiser & tax collector						12,812	3%
Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Effluent water supply 8 16 20,000 0% Full placement - - - 5,000 0% Full placement water supply 8 16 20,000 0%	Total professional & administrative		13,255		23,988		153,402	16%
Well pump maintenance - - 5,000 0% Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 10,000 0% Irrigation pump maintenance - - 5,000 0% Irrigation pump maintenance - - 5,000 0% Effluent water supply 8 16 20,000 0% Full placement - - - 5,000 0% Full placement water supply 8 16 20,000 0%	Field Operations							
Wetland monitoring contract 19,375 19,375 110,000 18% Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - - 5,000 0% Irrigation pump maintenance - - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup 2,255 5,452 - N/A Hurricane/storm cl			_		_		5 000	0%
Pond maintenance contract 1,633 1,761 40,000 4% Pond maintenance - - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - - 5,000 0% Irrigation pump maintenance - - - 10,000 0% Irrigation pump maintenance - - - 10,000 0% Irrigation pump maintenance - - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 10 10 10 10 <t< td=""><td>·</td><td></td><td>19 375</td><td></td><td>19 375</td><td></td><td></td><td></td></t<>	·		19 375		19 375			
Pond maintenance - - 5,000 0% Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - - 5,000 0% Irrigation pump maintenance - - - 10,000 0% Irrigation pump maintenance - - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues 260,			•					
Irrigation system maintenance 10,941 14,467 210,000 7% Irrigation PS maintenance - - - 5,000 0% Irrigation pump maintenance - - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732			-		-			
Irrigation PS maintenance - - 5,000 0% Irrigation pump maintenance - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631			10.941		14.467			
Irrigation pump maintenance - - 10,000 0% Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631			-		-			
Streetlights 2,892 2,892 18,000 16% Curb replacement - - - 5,000 0% Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	•		-		-			
Effluent water supply 8 16 20,000 0% Fruitville road cleanup - - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631			2,892		2,892			
Fruitville road cleanup - - 2,500 0% Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	Curb replacement		-		-		5,000	0%
Waterline flushing 2,255 5,452 - N/A Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning Unassigned (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	Effluent water supply		8		16		20,000	0%
Hurricane/storm cleanup 12,100 12,100 - N/A Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning Unassigned (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	•		-		-		2,500	0%
Total field operations 49,204 56,063 430,500 13% Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning Unassigned (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631							-	
Total expenditures 62,459 80,051 583,902 14% Excess/(deficiency) of revenues over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning Unassigned (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	The state of the s						-	
Excess/(deficiency) of revenues over/(under) expenditures Fund balances - beginning Unassigned Excess/(deficiency) of revenues 286,899 269,307 171,998 (19,167) (1,575) 3,633 267,732 267,732 175,631								
over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	l ofal expenditures		62,459		80,051		583,902	14%
over/(under) expenditures 286,899 269,307 171,998 Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631	Excess/(deficiency) of revenues							
Fund balances - beginning (19,167) (1,575) 3,633 Unassigned 267,732 267,732 175,631			286,899		269,307		171,998	
Unassigned <u>267,732</u> <u>267,732</u> <u>175,631</u>	· , , .							
Fund balances - ending \$ 267,732 \$ 175,631			267,732		267,732	_	175,631	
	Fund balances - ending	\$	267,732	\$	267,732	\$	175,631	

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2020 FOR THE PERIOD ENDED NOVEMBER 30, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES	4 4 - 000	A 4 - 000		407
Assessment levy	\$ 15,808	\$ 15,808	\$ 366,984	4%
Assessment levy: off-roll	120,040	120,040	421,995	28%
Assessment prepayments	207,368	335,202	-	N/A
Interest	4	6	-	N/A
Lot closing	2,281	3,976	700.070	N/A
Total revenues	345,501	475,032	788,979	60%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	115,000	0%
Principal prepayment - S2020A-2	260,000	260,000	-	N/A
Interest - S2020A-1	120,383	120,383	240,765	50%
Interest - S2020A-2	127,820	127,820	255,640	50%
Interest - S2020A-3	83,177	83,177	166,355	50%
Total debt service	591,380	591,380	777,760	76%
Other fees & charges				
Tax collector	237	237	7,646	3%
Total other fees & charges	237	237	7,646	3%
Total expenditures	591,617	591,617	785,406	75%
Excess/(deficiency) of revenues over/(under) expenditures	(246,116)	(116,585)	3,573	
((= :5, : :0)	(1.5,555)	3,5.0	
Fund balances - beginning	815,001	685,470	415,808	
Fund balances - ending	\$ 568,885	\$ 568,885	\$ 419,381	

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2022 FOR THE PERIOD ENDED NOVEMBER 30, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 20,262	\$ 20,262	\$ 470,510	4%
Assessment levy: off-roll	414,618	414,618	373,429	111%
Interest / misc. income	3	6		N/A
Total revenues	434,883	434,886	843,939	52%
EXPENDITURES				
Debt service				
Principal	-	-	265,000	0%
Interest	287,594	287,594	575,188	50%
Total debt service	287,594	287,594	840,188	34%
Other fees & charges				
Tax collector	304	304	9,802	3%
Total other fees & charges	304	304	9,802	3%
Total expenditures	287,898	287,898	849,990	34%
Excess/(deficiency) of revenues				
over/(under) expenditures	146,985	146,988	(6,051)	
Fund balances - beginning	705,907	705,904	757,367	
Fund balances - ending	\$ 852,892	\$ 852,892	\$ 751,316	

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND SERIES 2020 FOR THE PERIOD ENDED NOVEMBER 30, 2022

	Curr Mor		Year Da	
REVENUES Interest	\$	14	\$	27
Total revenues		14		27
EXPENDITURES Total expenditures		<u>-</u>		<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures		14		27
Fund balances - beginning Fund balances - ending	2,69 \$2,69	1,449 1,463	2,69 ²	1,436 1,463

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND SERIES 2022 FOR THE PERIOD ENDED NOVEMBER 30, 2022

	Current Month	t	Year Da	
REVENUES Interest	\$	14	\$	29
Total revenues	<u> </u>	14	Ψ	29
EXPENDITURES				
Capital outlay	12,2	22	12	2,222
Total expenditures	12,2	22	12	2,222
Excess/(deficiency) of revenues over/(under) expenditures	(12,2	08)	(12	2,193)
Fund balances - beginning	3,419,3		3,419	
Fund balances - ending	\$ 3,407,1	42	\$ 3,407	7,142

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

1 2 3	WINDWARD AT	OF MEETING LAKEWOOD RANCH VELOPMENT DISTRICT
4 5	The Board of Supervisors of the	Windward at Lakewood Ranch Community
6	Development District held a Regular Meetin	g on December 14, 2022, at 11:30 a.m., at 5800
7	Lakewood Ranch Blvd, Sarasota, FL 34240.	
8		
9 10	Present were:	
11	Pete Williams	Chair
12	Sandy Foster	Vice Chair
13	Dale Weidemiller	Assistant Secretary
14	John Leinaweaver	Assistant Secretary
15	John Blakley (via telephone)	Assistant Secretary
16		
17	Also present, were:	
18		
19	Chuck Adams	District Manager
20	Mike Kennedy	District Engineer
21		
22		
23 24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
25	Mr. Adams called the meeting to o	rder at 11:31 a.m. Supervisors Williams, Foster,
26	Weidemiller and Leinaweaver were present. S	Supervisor Blakely was not present at roll call.
27		
28 29 30	SECOND ORDER OF BUSINESS	Public Comments: Agenda Items (limited to 3 minutes per individual)
31	No members of the public spoke.	
32		
33 34 35 36	THIRD ORDER OF BUSINESS	Consideration of Change Order No. 3 Under Specific Authorization No. 4 [Windward Phase 2 Bidding Services]
37	Mr. Kennedy presented Change Ord	er No. 3 Under Specific Authorization No. 4 for
38	Windward Phase 2 Bidding Services.	

39		
40		On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in
41		favor, Change Order No. 3 Under Specific Authorization No. 4 for Windward
42		Phase 2 Bidding Services, in the amount of \$7,500, was approved.
43		
44		
45		Mr. Blakely joined the meeting via telephone at 11:34 a.m.
46		
47	FOUR	TH ORDER OF BUSINESS Acceptance of the Unaudited Financia
48		Statements as of October 31, 2022
49		A4 A 1
50		Mr. Adams presented the Unaudited Financial Statements as of October 31, 2022.
51		
52		On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in
53		favor, the Unaudited Financial Statements as of October 31, 2022, were
54		accepted.
55		
56		
57	FIFTH	ORDER OF BUSINESS Approval of Minutes
58		Mar Adams assessed about the Calles Con
59		Mr. Adams presented the following:
60	A.	November 8, 2022 Landowners' Meeting
61		
62		On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in
63		favor, the November 8, 2022 Landowners' Meeting Minutes, as presented,
64		were approved.
65		
66		
67	В.	November 9, 2022 Regular Meeting
68		
69		On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in
70		favor, the November 9, 2022 Regular Meeting Minutes, as presented, were
71		approved.
72		

73 74

SIXTH ORDER OF BUSINESS

Staff Reports

75 76

A. District Counsel: Vogler Ashton, PLLC

77		There was no report.	
78	В.	District Engineer: Stantec	
79		Mr. Kennedy stated that effluent wate	r is now being received in the irrigation pond. The
80	lake v	was very low before Thanksgiving and the	e well was shut off for calibration procedures. The
81	accou	ant is now operational and invoices will	be received. The water use permit requires that
82	treate	ed effluent water be used first, with w	vell water as a backup. There is no shortage of
83	efflue	ent water.	
84	C.	District Manager: Wrathell, Hunt and	Associates, LLC
85		NEXT MEETING DATE: January	11, 2023 at 11:30 AM
86		O QUORUM CHECI	K
87		The next meeting will be held on Janua	ary 11, 2023.
88			
89	SEVE	NTH ORDER OF BUSINESS	Board Members' Comments/Requests
90 91		There were no Board Members' comm	ents or requests.
92			·
93	EIGH	TH ORDER OF BUSINESS	Public Comments: Non-Agenda Items
94 95			(limited to 3 minutes per individual)
96		No members of the public spoke.	
97			
98	NINT	H ORDER OF BUSINESS	Adjournment
99 100			
101		On MOTION by Mr. Williams and se	econded by Mr. Leinaweaver, with all in
102		favor, the meeting adjourned at 11:37	a.m.
103 104			
105			
106			
107 108		[SIGNATI IRFS ADDEAD	ON THE FOLLOWING PAGE]
100		[SIGNATORES ALTEAN	Sit the following thou

109			
110			
111			
112			
112			

Chair/Vice Chair

December 14, 2022

WINDWARD AT LAKEWOOD RANCH CDD DRAFT

Secretary/Assistant Secretary

114

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

WINWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	12:00 PM
November 8, 2022	Landowners' Meeting	12:00 PM
November 9, 2022	Regular Meeting	12:30 PM
•		
December 14, 2022	Regular Meeting	11:30 AM
January 11, 2023	Regular Meeting	11:30 AM
February 8, 2023	Regular Meeting	11:30 AM
March 8, 2023	Regular Meeting	11:30 AM
April 12, 2023	Regular Meeting	11:30 AM
May 10, 2023	Regular Meeting	11:30 AM
June 14, 2023	Regular Meeting	11:30 AM
July 12, 2023	Regular Meeting	11:30 AM
August 9, 2023	Regular Meeting	11:30 AM
September 13, 2023	Regular Meeting	11:30 AM